

**TOWN COUNCIL,
PLANNING AND ZONING COMMISSION,
AND THE FAIRVIEW ECONOMIC
DEVELOPMENT CORPORATION
SPECIAL JOINT
MEETING MINUTES
April 10, 2012**

The Town Council, Planning and Zoning Commission, and Fairview Economic Development Corporation met in special joint session on Tuesday, April 10, 2012 at 7:00 P.M. at 372 Town Place, Fairview, Texas. Those present were Council Members Carolyn Sommers Erickson, Jim Cunningham, and Darion Culbertson. Planning and Zoning Commission Members Brayton Campbell, Brad Northcutt, Renee Powell, and Tom Supan. Fairview Economic Development Corporation Board Members Chuck Williams, Ginny Fisher, Frank O'Reilly, and Warren Westberg. Town Manager John Godwin and Community Development Manager, Ray Dunlap. Council Members Ron Kasian, Henry Lessner, and Mary Price, Planning and Zoning Commission Members Ricardo Doi, Debbie Flood, and Paul Hendricks, and Fairview Economic Development Corporation Board Member Diana Morris were absent.

Mayor Israeloff called the meeting to order at 7:07 p.m. and declared a quorum was present.

EVENT/CONFERENCE CENTER: Discussion regarding an event/conference center.

The council, planning and zoning commission, and economic development corporation received a presentation from Mr. Bill Bowser of Noah's Corporation that detailed the concept behind the proposed Noah's of Fairview event/conference center. Mr. Bowser addressed: the size, location, and orientation of the proposed building; type and quality of the landscaping; parking needs and requirements; architectural design, building materials, and material colors; interior services and amenities; and the Noah's business model.

Mr. Northcutt asked Mr. Bowser and Mr. Dunlap about how this proposal came to fruition and Mr. Dunlap detailed the history of his past discussions with Mr. Bowser. Mr. Dunlap also went into detail about the EDC's proposal to purchase the land and finance the construction with EDC revenues and then leasing the facility to Noah's.

Councilman Culbertson and Mr. Northcutt asked Mr. Bowser to elaborate on the Noah's business model and their ability to compete with other facilities. Mr. Bowser went into detail about the types of events that they attract and seek out. Mr. Bowser stated that they will not have a kitchen and all food and beverage in the facility will be catered. Mr. Bowser also indicated that the majority of their revenue comes from weekend events.

Mr. Dunlap indicated that the applicant intends to submit a site plan to the planning and zoning commission in April and the council in May. If approved, construction could as early as June and finish by December. Councilwoman Sommers Erickson and Mr. Northcutt identified issues with the proposed lighting and wanted to ensure that it complied with the town's dark skies ordinance.

Mr. Dunlap and Mr. Efrussy stated that staff and the planning and zoning commission would thoroughly review - and schedule additional meetings as needed - the concept plan, site plan, and amended plat to ensure that they comply with the town's zoning ordinances.

COMPREHENSIVE PLAN: Discussion regarding the town's comprehensive plan.

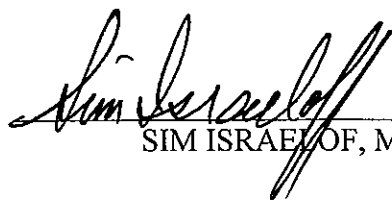
Mr. Efrussy requested guidance from the council and planning and zoning commission concerning a proposed update of the town's comprehensive plan. Mr. Efrussy indicated that the current comprehensive plan was first adopted by the town in 2005 and it was updated in 2008. Mr. Efrussy indicated that the comprehensive plan should be reviewed and updated every 3-5 years, so it would be appropriate to initiate an update at this time. Mr. Efrussy also presented a population buildout estimate that was recently completed by Mr. Schmidt. Mr. Schmidt indicated that this estimate displayed a 20% decrease in population from previous estimates used by the town. Mr. Efrussy stated that at the very least, the comprehensive plan should be updated to include this population buildout estimate and an updated annexation plan.

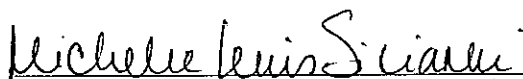
Mayor Israeloff agreed with Mr. Efrussy concerning the population buildout estimate and an updated annexation plan. Mayor Israeloff stated that the goals and objectives identified in the comprehensive plan remain relevant at this time and do not need to be significantly changed. Mayor Israeloff and Councilman Culbertson agreed that the update of the comprehensive plan should not be a drawn out, labor intensive process, and the staff should spend most of their efforts providing analysis on potential annexations of extraterritorial jurisdiction.

Mayor Israeloff adjourned the meeting at 9:05 pm.



ATTEST:


SIM ISRAELOFF, MAYOR


Michelle Lewis Sirianni, Town Secretary